

THANJAVUR BRANCH,
No.56/102, Abraham Pandithar Road,
Thanjavur – 613 001
Ph: 04362 239138
Mob:98424 31574
E-Mail – thanjavur@tmbank.in
CIN: L65110TN1921PLC001908

(BY Speed Post/RPAD)

Date: 06.05.2024

To

- 1. M/s.Muruganantham Modern Rice Mill** Borrower
Represented by its Managing Partner,
Mr.P.Marimuthu S/o.Mr.Ponnusamy
No.1/75, North Street, Vaduvor – 614019.
- 2. Mr.P.Marimuthu** Managing Partner /
Guarantor / Mortgagor
Managing Partner, M/s. Muruganantham Modern Rice Mill
S/o.Mr.Ponnusamy
No.1/11, North Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur - 614019
- 3. Mr.K.Babu** Partner / Guarantor /
Mortgagor
Partner, M/s. Muruganantham Modern Rice Mill
S/o.Mr.Kannan
No.1/12, North Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur - 614019
- 4. Mr.M.Vasantha Kumar** Partner / Guarantor
Partner, M/s. Muruganantham Modern Rice Mill
S/o.Mr.P.Marimuthu
No.1/32, New No.1/11, North Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur - 614019
- 5. Mrs.R.Vasantha** Guarantor / Mortgagor
W/o.Mr.Rajagopalan
No.7, Inthira Nagar, 1st Street, M.C. Road
V.O.C Nagar, Thanjavur – 613007
- 6. Mrs.P.Jayanthi** Guarantor / Mortgagor
W/o.Mr.Pannerselvam
No.66, Purana Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur – 614019
- 7. Mr.P.Murugesan** Guarantor / Mortgagor
S/o.Mr.Ponnusamy
No.1/32B, North Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur – 614019
- 8. Mrs.K.Pitchaiammal** Guarantor / Mortgagor
W/o.Mr.Kannan
No.1/12, North Street, Vaduvor Agraharam
Mannargudi Taluk, Thiruvarur – 614019

Sale Notice for Sale of Immovable Properties

Auction Sale Notice for Sale of Immovable Assets mortgaged / charged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the **Borrower**, M/s.Muruganantham Modern Rice Mill, Represented by its Managing Partner, Mr.P.Marimuthu, S/o.Mr.Ponnusamy and its **Managing Partner / Guarantor / Mortgagor** Mr.P.Marimuthu, S/o.Mr.Ponnusamy and the **Partner / Guarantor / Mortgagor**, Mr.K.Babu, S/o.Mr.Kannan and **Partner / Guarantor**, Mr.M.Vasantha Kumar,

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S/o.Mr.P.Marimuthu and the **Guarantors / Mortgagors**, Mrs.R.Vasantha, W/o.Mr.Rajagopalan, Mrs.P.Jayanthi, W/o.Mr.Pannerselvam, Mr.P.Murugesan, S/o.Mr.Ponnusamy and Mrs.K.Pitchaiammal, W/o.Mr.Kannan that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Tamilnad Mercantile Bank Limited, Thanjavur Branch, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **03.06.2024** for recovery of **Rs.7,53,10,288.20 (Rupees Seven Crore Fifty Three Lakh Ten Thousand Two Hundred Eighty Eight and Paise Twenty only)** {Rs.5,73,00,777.80 in the Cash Credit account, Rs.1,30,88,011.61 in the Key Loan Account, Rs.39,84,557.10 in the Term Loan (GECL) account and Expenses of Rs.9,36,941.69} **as on 30.04.2024** due to Tamilnad Mercantile Bank Limited, Thanjavur branch with subsequent interest and expenses, less recovery, if any. The **Reserve Price** will be **Rs.98,40,000/-** for Property No.1, **Rs.7,17,000/-** for Plot No.10, **Rs.7,95,000/-** for Plot No.11, **Rs.6,63,000/-** for Plot No.14 and **Rs.4,70,000/-** for Plot No.15 and the **Earnest Money Deposit** will be **Rs.9,84,000/-** for Property No.1, **Rs.71,700/-** for Plot No.10, **Rs.79,500/-** for Plot No.11, **Rs.66,300/-** for Plot No.14 and **Rs.47,000/-** for Plot No.15.

Place of Submission of EMD and Auction	Tamilnad Mercantile Bank Ltd. Thanjavur Branch No.56/102, Abraham Pandithar Road, Thanjavur – 613 001			
Date and Time of Auction Sale	03.06.2024 at 11.00 AM for Property No.1 and 11.30 AM for Property No.2			
Upset Price	Property 1 – Rs.98,40,000/- [Rupees Ninety Eight Lakh and Forty Thousand Only] Property 2: Plot No.10 – Rs.7,17,000/- [Rupees Seven Lakh and Seventeen Thousand Only] Plot No.11 – Rs.7,95,000/- [Rupees Seven Lakh and Ninety Five Thousand Only] Plot No.14 – Rs.6,63,000/- [Rupees Six Lakh and Sixty Three Thousand Only] Plot No.15 – Rs.4,70,000/- [Rupees Four Lakh and Seventy Thousand Only]			
<u>Description of the Properties</u>				
Property No. 1: Land to an extent of 11,046 sq.ft. (4796 sq.ft. in S.No.350A20 and 6250 sq.ft. in S.No.350A21) and the residential building constructed thereat bearing D.No.1/20 (New No.1/40) at North Street, Vaduvor Agraharam Panchayat, Mannargudi Taluk, Thiruvarur District standing in the name of Sri.P.Marimuthu S/o.A.Ponnusamy. <u>Boundaries:</u> North: Land of Raman Kandiyar South: Pathway East: Agraharam Road West: Land of Raja Property No. 2: Land to an extent of 8806.50 sq.ft. (2387 sq.ft. in Plot No.10, 2648 sq.ft. in Plot No.11, 2207 sq.ft. in Plot No.14 and 1564.50 sq.ft. in Plot No.15) in S.Nos.12/10A, 12/8A & 13/2A at R.J.Nagar, Sengipatti Village Panchayat, Budalur Taluk, Thanjavur District standing in the name of Mr.K.Babu S/o.Mr.P.Kannan. <u>Boundaries:</u>				
	Plot No.10	Plot No.11	Plot No.14	Plot No.15
North	Plot No.9	Plot No.10	Vacant Land and Plot No.13	Plot No.14

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South	Plot No.11	Plot No.12	Plot No.15	Road
East	Nagar Road	Nagar Road	Nagar Road	Road
West	Vacant Land	Vacant Land	Vacant Land	Vacant Land

Note: The above said Property No.1 is also offered as common collateral security for the Term Loan (TMB Home) of Rs.17.25 Lakh (Balance outstanding is Rs.13,28,076.90 as on 30.04.2024) and Term Loan (TMB Home) of Rs.5.40 Lakh (Balance outstanding is Rs.4,34,013.00 as on 30.04.2024) availed jointly by Mr.P.Marimuthu and Mr.M.Vasanthakumar, from our Thanjavur Branch which are also classified as Non-Performing Asset (NPA).

TERMS & CONDITIONS

1. The intending bidders should pay Ten Percent (10%) of the reserve price of the property as Earnest Money Deposit(EMD) by means of a "Demand Draft" drawn in favour of "Tamilnad Mercantile Bank Ltd" or NEFT/RTGS in favour of "Tamilnad Mercantile Bank Ltd, Thanjavur Branch", A/c No.067430250803140, IFSC Code – TMBL0000067 on or before **03.06.2024** within **11.00 AM** for Property No.1 and **11.30 AM** for property No.2.
2. The intending bidders may inspect and satisfy themselves about the property and may approach the Branch Manager to inspect the property/documents related to the property between 10.00 A.M. and 4.00 P.M., before the auction date. (Phone No.04362 - 239138 & Mobile: 98424 31574) or Chief Manager, Tiruchirapalli Region @ Mobile No.9095244477.
3. The successful bidder shall have to deposit 25% of the Bid Amount (including EMD) immediately on the same day or the next working day without fail and EMD shall be adjusted towards 25% of the bid amount immediately, on the sale being knocked down in his favour. In case of default in deposit of 25% of the bid amount as stated above, the EMD will be forfeited and the property shall forthwith be sold again by public auction.
4. The successful bidder shall deposit the balance 75% of the bid amount within 15 days from the date of confirmation of the sale or such extended period as agreed upon in writing by the Authorised Officer/Secured Creditor at his discretion. In case of any default in depositing the amount within the stipulated period, the deposit will be forfeited as per sub Rule (5) of Rule (9) of Security Interest (Enforcement) Rules 2002 and the property shall be resold and the defaulting purchaser will forfeit all his/her claims to the property or to any part of the sum for which it may be subsequently sold.
5. No interest shall be payable on any amount deposited for participation in the bid under the

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SARFAESI Act.

6. To the best of knowledge and information of the Authorised Officer, the properties are not subject to any encumbrance. The Authorised Officer will not be held responsible for any charge, lien, encumbrances, property tax or any other statutory dues to the Government or anybody in respect of the property/ies under sale.
7. The successful bidder should bear the charges/fee payable for conveyance such as registration fee, stamp duty etc., as applicable as per Law.
8. The Authorised Officer has absolute right to accept/reject/postpone or cancel the sale without assigning any reason, whatsoever. The Authorised Officer also has the right to reject the Bid Form of the intending bidder if its not in order.
9. The property/properties will not be sold below the reserve price fixed above.
10. The intending bidders should bring any one of the proof of identity, i.e., Aadhaar Card, Passport, Driving License, Ration Card, Voter ID, PAN Card, etc., at the time of participating the bid.
11. The Sale Certificate shall be issued in the name of the purchaser/bidder and will not be issued in the any other name. The purchaser shall bear stamp duty, registration charges and all other connected fees, duties, taxes etc. in relation to the execution of the Sale Certificate.
12. Successful bidder/purchaser will deduct TDS@1% on sale proceeds as per sec.194(1-A) of the Income Tax, 1961 & deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS Certificate to Bank.
13. The sale notice is also uploaded/published on website(www.tmb.in).

Place: Thanjavur
Date : 06.05.2024

Authorised Officer
Tamilnad Mercantile Bank Ltd.
Thanjavur Branch